

1964

UA3/3/1 Urban Renewal

WKU President's Office

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Item 10

ADDENDUM TO AGREEMENT

WHEREAS an Agreement for a sales contract has previously been entered into between the Urban Renewal and Community Development Agency of the City of Bowling Green, Kentucky and the Board of Regents of Western Kentucky State College; and

WHEREAS the parties to this Agreement desire to enter into an Addendum to the executed sales contract;

THE PARTIES HEREBY AGREE that the date of the Agreement should be December 7, 1963;

And further that the Board of Regents of Western Kentucky State College agree that they will "not discriminate upon the basis of race, color, or creed, or national origin in the sale, lease, or rental or in the use or occupancy of the property or any improvements erected or to be erected thereon, or any part thereof."

IN WITNESS WHEREOF, the Agency has caused this Agreement to be duly executed in its behalf and its seal to be hereunto affixed and attested; and the Redeveloper has caused its corporate name to be hereunto subscribed by the Chairman of its Board of Regents and its corporate seal to be hereunto affixed and said seal to be attested and this Agreement to be countersigned by the Secretary of its Board of Regents, this 15 day of January 1964.

(SEAL)
ATTEST:

Charles W. Chasch

URBAN RENEWAL AND COMMUNITY DEVELOPMENT
AGENCY OF THE CITY OF BOWLING GREEN, KENTUCKY

BY:

Normand Lewis
Chairman

(SEAL)

ATTEST:

Kristine Miller
att

BOARD OF REGENTS OF WESTERN KENTUCKY STATE
COLLEGE AT BOWLING GREEN, KENTUCKY

BY:

Harry M. Sparks
Chairman

COUNTERSIGNED:

Georgia Bates
Secretary, Board of Regents

SECOND ADDENDUM TO AGREEMENT

WHEREAS, an Agreement for a sales contract has previously been entered into between the Urban Renewal and Community Development Agency of the City of Bowling Green, Kentucky, and the Board of Regents of Western Kentucky State College; and

WHEREAS, the parties to this Agreement desire to enter into a Second Addendum to the executed sales contract;

THE PARTIES HEREBY AGREE that the deed shall be made to the Commonwealth of Kentucky for the use and benefit of Western Kentucky State College.

AND FURTHER AGREE that there shall be added to Paragraph 1, (c), Page 5 of the Agreement that, in the event the requirements of KRS 56.040, cannot be met, then this Agreement shall be ineffective, null and void, as between the parties hereto, and the amount of the deposit shall be returned to the Redeveloper.

IN WITNESS WHEREOF, the Agency has caused this Agreement to be duly executed in its behalf and its seal to be hereunto affixed and attested; and the Redeveloper has caused its corporate name to be hereunto subscribed by the Chairman of its Board of Regents and its corporate seal to be hereunto affixed and said seal to be attested and this Agreement to be countersigned by the Secretary of its Board of Regents, this 26 day of February, 1964.

(SEAL)
(ATTEST)

Charles W. Charches

URBAN RENEWAL AND COMMUNITY
DEVELOPMENT AGENCY OF THE CITY
OF BOWLING GREEN, KENTUCKY

By Norman L. Lewis
Chairman

BOARD OF REGENTS OF WESTERN KENTUCKY
STATE COLLEGE AT
BOWLING GREEN, KENTUCKY

By St. Louis Lawrence
Chairman

(SEAL)
(ATTEST)

Herb G. Downing

Countersigned:

Georgia Bates
Secretary, Board of Regents

WESTERN KENTUCKY STATE COLLEGE
BOWLING GREEN, KENTUCKY

46
2
COPY

January 22, 1964

Mr. James O. King
Division of Purchases
Department of Finance
Frankfort, Kentucky

Dear Mr. King:

I am grateful to you for the assistance which you gave in our phone discussion of Monday.

In accordance with your instructions, we are enclosing six copies of the Urban Renewal Agreement and the Purchase Requisition for the payment of the five percent deposit amounting to \$9,587.50.

Please note the attached copy of the letter which Mr. Charles Cherches, Executive Director, Urban Renewal and Community Development Agency, has written to President Thompson, and the reference which is made to the time at which the deposit will be due. We will be most appreciative of your help in expediting this matter so that Western will meet this obligation on time.

This transaction is the culmination of many months of planning and hard work on the part of a large number of people. It is a genuine thrill to see it come into reality and to visualize the many ways in which this valuable addition will contribute to Western's growth and progress.

Sincerely,

Dero G. Downing
Acting Business Manager

DGD:mhj

cc: President Thompson
Mr. B. A. Childress

encl.

*See memo from Dean Downing to
B. A. Childress (personnel)*

URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY

CITY HALL

CHARLES CHERCHES
Executive Director

BOWLING GREEN, KY. 42101

PHONE 842-0159

ARCH DANIEL
Project Manager

January 11, 1964

Kelly Thompson, President
Western Kentucky State College
Bowling Green, Kentucky

Dear President Thompson:

On my recent visit to Atlanta, I discussed with officials there the agreement with Western Kentucky State College to purchase the cleared property of the Jonesville Urban Renewal Project.

The portion of the agreement concerning the five percent deposit, or \$9,587.50, was discussed and the HHFA Office suggested that normally the five percent is collected upon signing the agreement. Because the Jonesville Project has not formally been approved, I was informed that the collection of the five percent could be delayed until such time as we receive formal approval.

Since the expected approval is anticipated sometime during the first two weeks of February, I would like to take this opportunity to inform you that the Commission's request for the five percent deposit will be forthcoming upon approval of the Jonesville Project.

Sincerely,



Charles Cherches
Executive Director

cc/pla

URBAN RENEWAL COMMISSIONERS:

NORMAN LEWIS
Chairman

E. T. BUFORD
Vice-Chairman

MRS. A. L. BARTELT

B. L. STEEN

R. D. WILLOCK

WESTERN KENTUCKY STATE COLLEGE
BOWLING GREEN, KENTUCKY

3 *al*
4 *rk*
COPY

February 5, 1964

Mr. James O. King, Director
Division of Purchases
Department of Finance
Frankfort, Kentucky

Re: My letter of January 22 and Purchase Requisition for payment of 5% deposit (\$9,587.50) as per Agreement between Western Kentucky State College and Urban Renewal and Community Development Agency of Bowling Green, Ky.

Dear Mr. King:

I came by your office when President Thompson and I were in Frankfort a few days ago but you were in conference at the time. I left a message for you to advise me if there was anything else which the College needed to do to facilitate the Urban Renewal transaction referred to above.

I trust everything is in order and sincerely hope that nothing will delay our receipt of the check for meeting the payment to the Urban Renewal and Community Development Agency of Bowling Green, Ky. As you know, it becomes due any day now.

Your assistance in this and other matters is appreciated.

Sincerely,

Dero G. Downing
Acting Business Manager

DGD:mbj

cc: ✓ President Thompson
Mr. Charles Cherches
Mr. B. A. Childress

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WESTERN KENTUCKY STATE COLLEGE
BOWLING GREEN, KENTUCKY

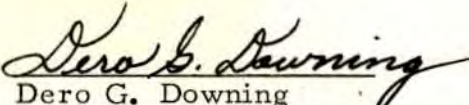
BUSINESS OFFICE

January 24, 1964

Memorandum To: President Thompson

The requisition which was sent to the Division of Purchases for payment of the 5% deposit (\$9,587.50) on the Urban Renewal Agreement requested that payment be made to "The Urban Renewal and Community Development Agency of the City of Bowling Green."

Miss Bates has confirmed with Mr. Cherches that this is the proper agency to whom the check should be made payable.


Dero G. Downing
Acting Business Manager

DGD:mhj

February 10, 1964

Mr. James King
Division of Purchases
Department of Finance
Frankfort, Kentucky

Dear Mr. King:

I appreciate your prompt response to my letter of February 5 regarding the Agreement between Western Kentucky State College and the Urban Renewal and Community Development Agency of Bowling Green, Ky. I have talked with Mr. Hunter Whitesell by phone regarding this matter and he has advised us on the other legal questions which have arisen regarding the Agreement. He was most helpful in having the Attorney General's Office consult with Mr. Charles Cherches regarding the information which should be contained in an addendum to the Agreement. Immediate steps are being taken to prepare the appropriate addendum which will cover these matters. It is extremely important that the College be in position to meet this obligation at the appropriate time.

If other matters that need our attention should arise, I hope you or Mr. Whitesell will advise me without delay.

Your continued assistance in enabling us to facilitate this transaction is appreciated.

Sincerely,

Dero G. Downing
Dean of Business Affairs

DGD:mhj

cc: President Thompson
Mr. Charles Cherches
Mr. Hunter Whitesell

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WESTERN KENTUCKY STATE COLLEGE
BOWLING GREEN, KENTUCKY

BUSINESS OFFICE

February 12, 1964

Memorandum To: President Thompson

This is to report on my conference of today with Mr. Charles Cherches. He provided me with information which has been prepared as the second addendum to the Urban Renewal Agreement, and also materials which relate to the public hearing scheduled for Saturday, February 15.

Please note the following attachments:


Attachment #1 - Second Addendum to Agreement

1. If you approve, I will send a copy of this addendum to Mr. Hunter Whitesell to make certain that it covers the legal points to which he has referred.
2. In addition, I would suggest that we advise Mr. Whitesell that the Urban Renewal Commission meets on February 25 and the Western Board of Regents on February 26, and that we will appreciate having the check for the 5% deposit to present to the Commission on the 25th.

Attachment #2 - Plats of the Urban Renewal Area with a Campus Development Plan and a copy of the Proposed City Ordinance

1. Mr. Cherches suggested that you and Mr. Lawson study the proposed land-use maps and be prepared to answer the questions which may arise from the Planning and Zoning Commission, the City Council, or the general public at the hearing on February 15.
2. He expressed some concern over the fact that the Planning and Zoning Commission appeared to be developing an antagonistic attitude toward the College's position in this matter.
3. The copy of the proposed ordinance is being sent *By Mr. Cherches* to members of the City Council so they can study it prior to the hearing on February 15.

DGD:mhj
attchd.



Dero G. Downing
Dean of Business Affairs

ORDINANCE APPROVING THE DEVELOPMENT
PROGRAM OR PLAN OF WESTERN KENTUCKY
STATE COLLEGE.

WHEREAS, the Bowling Green-Warren County Planning and Zoning Commission on Saturday, February 15, 1964, at _____ A.M. at _____, held a public hearing as authorized by the laws of the State of Kentucky on the development program or plan of Western Kentucky State College, and the said Planning and Zoning Commission having approved the plan presented, now therefore,

BE IT ORDAINED by the General Council of the City of Bowling Green, Kentucky, that the development program or plan of Western Kentucky State College is hereby approved in that it meets the following requirements:

(1) The Urban Renewal land is within an area covered by the development plan proposed by Western Kentucky State College;

(2) That the portion of the area covered by the development plan, which includes the land for which credit is claimed is

(a) blighted or or deteriorating.

(b) of sufficient size to constitute a stable area in conjunction with Western Kentucky State College and/or the Urban Renewal project after the plan is carried out.

(3) The development plan shows that the land for which credit is claimed is to be redeveloped for educational uses, and "educational uses" means those uses related to the functions of teaching or research, or to the housing, feeding, and care of students and faculty; or otherwise intended for the primary benefit of students and faculty. The plan also shows that the land is to be credited for redevelopment.

(4) The plan also shows that actions will be taken by the donor, together with such public actions as may be necessary, which will

(a) eliminate blight and deterioration existing in the area covered by the plan;

(b) result in conditions that will be compatible with the plan for the Urban Renewal project.

(5) The plan conforms to the general plan for the development of the locality as a whole.

(6) The plan is sufficiently complete to show

(a) proposed land uses, including specific type of educational uses for any land involved in claims for non-cash grant-in-aid credit.

(b) public street layout, specifically identifying any changes in existing layout.

(c) zoning changes required to carry out the plan.

(d) land acquisition required to carry out the plan, together with anticipated extent to which existing structures will be demolished and cleared.

(e) general character, including densities, of any housing facilities (other than dormitories) to be provided by the donor.

(f) the extent and general location of off-street parking facilities to be provided.

(g) other actions required to eliminate blight in the area.

Passed 1st reading Board of Councilmen: _____

Passed 2nd reading Board of Councilmen: _____

President, Board of Councilmen

Passed 1st reading Board of Aldermen: _____

Passed 2nd reading Board of Aldermen: _____

President, Board of Aldermen

Attachment #2

CAMPUS DEVELOPMENT PLAN

I. PROPOSED LAND USE (See map 1)

- (a) Specific types of educational uses for land involved in claims for non-cash grant-in-aid credit.

Within the 16 parcels of land acquired by the college and claimed as a non-cash credit, the following buildings have been erected and are now in use:

- | | |
|-------------------------|---|
| Regents Hall | - Girls' dormitory and apartments |
| Academic-Athletic Bldg. | - Combination classroom and athletic building. Building houses 32 classrooms in addition to indoor arena, swimming pool and associated facilities. |
| Parking Area | - The area surrounding the Academic-Athletic building is devoted to the purpose of providing off-street parking for athletic events and student parking during the day. |

- (b) Public uses, both existing and planned.

No public use (other than for college) is presently being utilized in the land involved in claims for non-cash grants-in-aid.

II. PUBLIC STREET LAYOUT (See map 2)

Specific Changes: Within the actual project area, the Adams Street Extension is proposed. The proposed road would begin at Morgantown Road, travel adjacent to the railroad r.o.w. through the property acquired and to be counted as a non-cash credit, and then through the Urban Renewal Project itself as shown on Map 2. After completion of Adams Street Extension, it is proposed that Russellville Road be terminated at some point below 17th Street.

III. ZONING CHANGES

All college property is zoned PUBLIC, which prohibits any use other than public or institutional uses. The proposed Urban Renewal Project and the land previously purchased by the college is now zoned R-4 RESIDENTIAL and B-4 COMMERCIAL.

According to the plan, all the college not now zoned PUBLIC will be rezoned PUBLIC including the area within the Urban Renewal Project.

IV. LAND ACQUISITION

Land acquisition required to carry out the plan has already begun as indicated by the recent purchases of parcels 1 through 16 shown on Map 1 and listed in Part I of the Loan and Grant Application, code R 226.

All structures have been demolished and cleared on the 16 parcels shown on Map 1. Regents Hall and the Academic-Athletic Building have since been constructed on the redeveloped land along with parking facilities adjacent to the Academic-Athletic Building.

Within the proposed Urban Renewal Project, there now exists 68 buildings, 62 residential units, 5 commercial buildings and one church. Of these 68 buildings, 45 are considered substandard. This project proposes total clearance of all structures, and the resale of the redeveloped land to the college for future expansion.

It is anticipated that purchase of the project properties will begin in the immediate future (after approval of Part II of Loan and Grant) and that demolition and clearance will be initiated as soon as feasible. No structures will remain or be rehabilitated.

Relocation planning for the project areas have indicated that temporary relocation within the project area may be necessary for a period prior to the construction of the public housing project.

V. GENERAL HOUSING CHARACTERISTICS

Housing other than dormitories. Some married student and faculty housing units may be constructed with single family units for faculty and garden type apartments for married students.

VI. OFF-STREET PARKING FACILITIES

Off-street parking facilities will be provided as necessary to insure adequate parking for the activities to be conducted in the project area. These parking standards will conform to the standards proposed in the Urban Renewal Plan.

VII. OTHER ACTIONS REQUIRED TO ELIMINATE BLIGHT

With the execution of the Jonesville Project, the existing blighted area will be removed. At present there are 68 structures in the Jonesville Project, 45 of which are substandard. Under the planned total clearance, all structures will be removed. No other blight remains in the area.

VIII. DEVELOPMENT PLAN

Block "A" - Established area of college development. Utilized for academic buildings. Area intensively developed.

Block "B" - This block highly developed for student residence and athletic facilities. Present plans call for remodeling of the existing field house for conversion into a library. Future long distant planning calls for the moving of the football stadium into Block "G", the newly planned athletic area to be located in the Jonesville Urban Renewal Project.

Block "C" - Block "C" is largely undeveloped at present. Three new dormitories have been constructed in a small area of the block. Tennis courts are located here, but are to be relocated into the Block "G" athletic area. The Western Trade School of Manual Arts is now located in this block. It is planned that a new trade school be relocated in Block "D".

On the lower end of this block, a small nursery, storage building, and trailer park is located. All of this development will be removed and cleared by the college in preparation for future development.

The final development of Block "C" will provide a combination of student residence buildings and classrooms. The number and size are to be determined by enrollment demands and available financing.

Block "D" - This block is now utilized as a supplementary grazing compound for livestock from the college farm. The college livestock barn recently was destroyed by fire. This area, which will be bounded on the lower end by a proposed thoroughfare, will be developed by the future construction of a trade school, laboratory school and other academic buildings as needed. Some college single family units are present, but will be removed when the space is needed.

Block "E" - Block "E" is now dominated by the W. R. McNeil Cooperative Elementary School. No other buildings exist. Plans call for this area to be developed as housing for faculty and/or married students as the needs indicate.

Block "F" - This block is highly developed and is being utilized by Kentucky Historical Building, two dormitories, the college power plant and a single faculty residence. One additional dormitory is planned for the area as indicated by the map.

Block "G" - Block "G" now is utilized by an electrical substation, the building and grounds service building and the recently constructed Athletic-Academic Building with off-street parking facilities. The college is now utilizing all available land. The remainder of the block is presently developed for residential purposes, but will be cleared as the Jonesville Urban Renewal Project is completed. This area consists of blighted residential structures and the Urban Renewal Project will remove all evidence of blight from the immediate area.

Upon acquisition of the Urban Renewal property, the college will develop the remainder of this block into an athletic facility area. The uses proposed are as follows:

Football stadium	Marching Band practice field
Baseball diamond	Military Science drill field
Tennis courts	Physical Education activities
Off-street parking	

The parking lot and practice areas will be paved.

Block "H" - This area, also within the Urban Renewal Project, will be utilized for the construction of a livestock pavilion for the agriculture college activities for the showing and judging of animals by the college and other groups requiring such a facility. Off-street parking will also be provided.

Block "I" - Now being utilized as a shopping center, this area will be cleared by the Urban Renewal activities to improve traffic facilities, in addition to the removal of the blighting influence of several residential and commercial structures. The planned reuse is for student housing, the type and quantity to be determined by need and ability of the college to provide it.

SUMMARY

This development plan at best is only an interim development plan. All building programs are directly related to college enrollment needs and the financial ability to provide the needs. No timetable nor exact type of building can be designated at this time. It is the intent of this development plan to provide only the general land use of the campus. This plan will be subjected to constant study and periodic review as the needs and development of the college progress.

WESTERN KENTUCKY STATE COLLEGE
BOWLING GREEN, KENTUCKY

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COPY

February 13, 1964

Mr. Hunter Whitesell
Attorney
Department of Finance
Frankfort, Kentucky

Dear Mr. Whitesell:

Mr. Charles Cherches received the phone instructions from the Office of the Attorney General as you had indicated in our discussion of the Urban Renewal Agreement on Monday. It is on that basis that the Second Addendum to the Agreement has been prepared by the legal counsel for the parties to the Agreement.

A copy of the addendum is attached for your information. We will appreciate your confirmation that this covers the points in question and your assurance that everything is now in satisfactory order.

It will interest you to know that the Urban Renewal Commission will be in official session on Tuesday, February 25, and the Western Board of Regents will meet on Wednesday, February 26. The official execution of this addendum will be carried out by the parties of the Agreement at that time.

I am sending a copy of this letter to Mr. James King with the request that check for the 5% deposit (\$9,587.50) be in our hands for presentation at the Commission meeting of February 25. As you know, the original Agreement protects the state and the college as far as the deposit is concerned, pending satisfactory completion of the transfer of title to the property to the Commonwealth of Kentucky.

Again, let me express our appreciation for your assistance in this matter.

Sincerely,

Dero G. Downing
Dean of Business Affairs

DGD:mhj

cc: President Kelly Thompson
Mr. James King
Mr. Charles Cherches

P. S. You will be pleased to know that a complete description and a plat of the property will accompany the executed Second Addendum to the Agreement.

COPY

February 13, 1964

Mr. James King
Division of Purchases
Department of Finance
Frankfort, Kentucky

Dear Mr. King:

Mr. Whitesell has been most helpful in providing us with the information which will enable us to clarify the legal matters related to the Urban Renewal Agreement. You will note from the attached copy of my letter to Mr. Whitesell that an addendum to the Agreement has been prepared and a copy has been sent to him for his approval.

The Urban Renewal and Community Development Agency of Bowling Green has been extremely helpful and the College is most anxious to give them every assurance of satisfactory culmination of the Urban Renewal plan. We would like very much to be able to deliver the 5% deposit when the Urban Renewal Commission meets on February 25.

Your assistance in facilitating this matter will be appreciated.

Sincerely,

Dero G. Downing
Dean of Business Affairs

DGD:mhj

cc: ✓ President Kelly Thompson
Mr. Hunter Whitesell
Mr. Charles Cherches

MEMO FROM THE PRESIDENT



TO: *Pres. Thompson*

DATE: *Owen Lawson Jr*

- | | |
|---|--|
| <input type="checkbox"/> Please complete necessary action | <input type="checkbox"/> Please telephone President's Office |
| <input type="checkbox"/> Please reply over your signature | <input type="checkbox"/> Please note and return |
| <input type="checkbox"/> Please prepare reply for President's signature | <input type="checkbox"/> Please read and advise me |
| <input type="checkbox"/> Please furnish information for President's reply | <input checked="" type="checkbox"/> For your information |
| <input type="checkbox"/> Please complete routing | <input type="checkbox"/> For your files |

I Thought you be interested in this

Owen

212

MEMO FROM THE PRESIDENT



TO: *Pres Thompson*

DATE: *Owen Lunsford*

- | | |
|---|--|
| <input type="checkbox"/> Please complete necessary action | <input type="checkbox"/> Please telephone President's Office |
| <input type="checkbox"/> Please reply over your signature | <input type="checkbox"/> Please note and return |
| <input type="checkbox"/> Please prepare reply for President's signature | <input type="checkbox"/> Please read and advise me |
| <input type="checkbox"/> Please furnish information for President's reply | <input checked="" type="checkbox"/> For your information |
| <input type="checkbox"/> Please complete routing | <input type="checkbox"/> For your files |

I thought you be interested in this

*Pk City
2/27/64*

Taylor Heads Group Opposing Urban Renewal

Distribution of information to property owners on urban renewal is planned by the recently organized Committee to Protect Property Rights.

The group will meet Sunday at a place and time to be announced to further its plans.

The Rev. J. H. Taylor was named chairman of the committee at its initial meeting Monday night. Protection of homes and business is listed as the purpose of the organization, the first organized opposition to Bowling Green's urban renewal program.

The committee will sponsor a film on urban renewal on WLTV at 6 p.m. tomorrow

Owen

7
February 29, 1964

URBAN RENEWAL FILE

Committee--

Mrs. Claude Sullivan, 1814 Nashville Road

Paul Brooks, 700 Lynnwood Drive

Reverend J. H. Taylor, Russellville Road

WESTERN KENTUCKY STATE COLLEGE
BOWLING GREEN, KENTUCKY

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10
COPY

February 29, 1964

Mr. Guyles Sutton
Property Utilization Officer
Department of Finance
Frankfort, Kentucky

Dear Mr. Sutton:

The Second Addendum to the Agreement between the Urban Renewal and Community Development Agency of the City of Bowling Green, Kentucky, and the Board of Regents of Western Kentucky State College has been approved by both parties and you will find copies attached which have been properly signed and sealed.

I trust this provides the required information and documents that will enable you to proceed with Mr. King and others concerned in authorizing the issuance of the check for the 5% deposit in the amount of \$9,587.50.

If for some reason this is not in order, or you find there will be additional delay in completing this transaction, I will appreciate your calling me.

Sincerely,

Dero G. Downing
Dean of Business Affairs

DGD:mbj

encl. (6)

cc: Mr. Hunter Whitesell
Mr. James O. King
Mr. Charles Cherches
President Thompson

120 Washington Street
Bowling Green Kentucky
March 9, 1964

Dear Mrs

We the citizens of the Jonesville community are asking you to vote against the ordinance making Jonesville a urban renewal project. If this ordinance is passed it will cause our property to be sold as slum property, and slum property sells very cheap. We pay out here the highest percent of tax in the City, and that lifts us out of the slum category.

We have no objection to selling our property to the State for the college, if the college need the property. But we want to deal directly with the State, and not have the urban renewal as a middle man, to take some of the profit that should be ours. The State has bought property from us before, and have had no trouble at all in buying this property, and they will have no trouble in the future, if we can deal directly with them.

We have twelve widows in our community, drawing a small Social security check, that is too small for them to get a loan to help them rebuild, under the urban renewal they would not get enough to buy another home, so they would be put out doors.

Yours in Christ and for His service

JHT.

Rev. J. N. Saylor

March 14, 1964

Mr. Charles Cherches
Executive Director
Urban Renewal and Community
Development Agency
Bowling Green, Kentucky

Dear Mr. Cherches:

Re: Jonesville Urban Renewal Area

The purchase of the area covered by the development plan, which includes the land for which credit is claimed, consists of sixteen parcels of real estate purchased by Western Kentucky State College as follow:

<u>Year</u>	<u>Purchased From</u>	<u>Amount</u>	<u>Front Feet</u>	<u>Average per Foot</u>
1957	Ida Belle Johnson	\$15,000.00	115	\$132.18
1957	Will Taylor	15,350.00	115	133.48
1957	Will Taylor	9,080.00	70	129.72
1957	Linnie Cox	5,925.00	45	131.67
1957	Linnie Cox	6,750.00	70	96.43
1959	Sandy K. and Hager Poole	9,453.00	75	126.04
1960	Lizzie Taylor	12,000.00	90	133.34
1961	College Heights Foundation	10,000.00	4.5 Acres	
1961	Amelia Taylor and Others	2,900.00	Hardin Street	
1961	Charles H. Taylor and Wife	12,500.00	98.3	127.11
1961	Lucille Sublett	700.00	Hardin Street	
1961	Dan Taylor and Wife	10,000.00	61.6	162.33
1961	Linnie Cox	7,000.00	45	155.55
1961	Elsie Finn	16,750.00	130	128.85
1961	Taylor Hobson Heirs	13,000.00	130	100.00
1961	Maxey Taylor Heirs	19,500.00	134	145.52

March 14, 1964

This is to certify that these sixteen parcels, constituting a portion of the area covered by the development plan, met the criteria for determining blight or deterioration, typical types of deficiencies being-

1. Generally unsatisfactory standards of maintenance or repair.
2. Inadequate plumbing, heating, or electrical facilities.
3. Inadequate, obsolete, or unsafe building layouts, such as presence of fire hazards, shared bathroom facilities, or dwelling units or bedrooms without privacy of access.
4. Unsafe, congested, poorly designed, or otherwise deficient streets.
5. General characteristics of obsolescence tending to reduce neighborhood stability, as evidenced by an unusual number of movements in and out of the area.

Sincerely yours,

Kelly Thompson
President

KT/gb

URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY

CITY HALL

CHARLES CHERCHES
Executive Director

BOWLING GREEN, KY. 42101
PHONE 842-0159

ARCH DANIEL
Project Manager

March 12, 1964

President Kelly Thompson
Western Kentucky State College
Bowling Green, Kentucky

Dear Dr. Thompson:

It seems that we are forever required to submit additional documentation stating and restating facts and conditions relating to the Jonesville Urban Renewal Area.

I am enclosing a paragraph of a letter I received pertaining to required documentation of the prevailing condition of the properties purchased by the College prior to their demolition and redevelopment.

Would you please provide this office with a letter describing the number and condition of housing or other structures that have been bought, demolished, cleared and redeveloped by the Western Kentucky State College adjacent to the project area.

I trust that this letter, in addition to the two Ordinances to be read Monday, March 16, will be the last of a very large list of documents required prior to final approval of the Jonesville Project.

Sincerely,



Charles Cherches
Executive Director

CC/fm

Enclosure

URBAN RENEWAL COMMISSIONERS:

NORMAN LEWIS
Chairman

E. T. BUFORD
Vice-Chairman

MRS. A. L. BARTELT

B. L. STEEN

R. D. WILLOCK

- (2) The portion of the area covered by the development plan which includes the land for which credit is claimed must be (a) blighted or deteriorating, and (b) of sufficient size to constitute a stable area in itself, or in conjunction with the education institution, and/or the Urban Renewal Project, after the plan is carried out. The minimum criteria for determining blight or deterioration are those for a non-assisted project (cf. Urban Renewal Manual 45-1, Page 2, first paragraph). If demolition or rehabilitation by the donor has already taken place, evidence of previous blight or deterioration may be provided by a written statement from the donor describing conditions prevailing prior to the demolition or rehabilitation.

Excerpt from Urban Renewal Manual 45-1, Page 2, first paragraph.

"One or more of the following types of deficiencies must be present to the extent that living conditions in the project area are being affected adversely:

- ✓ (1) Generally unsatisfactory standards of maintenance or repair.
- (2) Inadequate alterations.
- ✓ (3) Inadequate plumbing, heating, or electrical facilities.
- ✓ (4) Inadequate, obsolete, or unsafe building layouts, such as presence of fire hazards, shared bathroom facilities, or dwelling units or bedrooms without privacy of access.
- (5) Conversions to incompatible types of uses, such as rooming-houses among family dwellings or introduction of mixed uses.
- (6) Overcrowding or improper location of structures on the land.
- ✓ (7) Unsafe, congested, poorly designed, or otherwise deficient streets.
- (8) Inadequate public utilities or recreational and community facilities contributing to unsatisfactory living conditions or economic deterioration.
- (9) Incompatible land uses creating adverse influences on residential properties or living conditions in the area.
- (10) Overoccupancy of buildings.
- ✓ (11) General characteristics of obsolescence tending to reduce neighborhood stability, as evidenced by an unusual number of movements in and out of the area.
- (12) Other significant conditions which are clear evidence of neighborhood obsolescence or decline."

April 2, 1964

Mr. Billy F. Hunt
Budget Analyst
Department of Finance
Frankfort, Kentucky

Dear Mr. Hunt:

I appreciate your letter of March 30 and the assistance which you are giving us in completing the agreement between Western Kentucky State College and the Urban Renewal and Community Development Agency of the City of Bowling Green.

You can be certain that we wish to comply with every requirement and fulfill all legal obligations that are a part of the purchase of this property.

I find it disappointing to have this matter prolonged, particularly after my request in a letter of February 27 which states, "If for some reason this is not in order, or you find there will be additional delay in completing this transaction, I will appreciate your calling me".

I trust that the most recent questions which have been posed will be satisfactorily answered by the following enclosures:

1. A statement verifying the manner in which the College will finance the purchase of the property from the Urban Renewal and Community Development Agency of the City of Bowling Green.
2. An excerpt from the official minutes of the meeting of the Board of Regents held on February 26, 1964, which verifies the fact that Mr. H. Bemis Lawrence presided at that meeting in the absence of the Chairman, Dr. Harry Sparks. It was on that date that the Second Addendum to The Agreement was approved by the Board of Regents of Western Kentucky State College. As Vice-Chairman of the Board of Regents and as presiding officer of that meeting, Mr. Lawrence signed the Second Addendum to the Agreement and other official documents relating to Board action on this and other matters.

I sincerely hope that this clarifies the matter to the satisfaction

of all concerned. If you find that this is not the case, I will appreciate your calling me without delay with instructions on additional information or documentation which may be required.

As Mr. Largen has indicated to you by phone, we have the approval of the Urban Renewal and Community Development Agency of the City of Bowling Green for the appraisal to be reviewed. Policies of the Commission do not permit the appraisal to be taken from the Commission Office since of necessity, they must remain confidential. They will be made available, however, for the review of Mr. Sutton or others designated.

We are grateful to Commissioner Joyner, Mr. Bradshaw, Mr. Whitesell, Mr. Sutton, and you for your interest and continued assistance in this important matter. I sincerely hope that nothing will prevent us from executing this Agreement immediately and providing the Urban Renewal and Community Development Agency of the City of Bowling Green with the deposit.

Sincerely yours,

Dero G. Downing
Dean of Business Affairs

DGD:vbg

encl.

cc: Dr. Kelly Thompson ✓
Mr. Guyles Sutton
Mr. Hunter Whitesell
Mr. Felix Joyner
Mr. Donald L. Bradshaw
Mr. Harry Largen

WESTERN KENTUCKY STATE COLLEGE
BOWLING GREEN, KENTUCKY

COPY

TO WHOM IT MAY CONCERN:

This is to certify that the purchase of property from the Urban Renewal and Community Development Agency of the City of Bowling Green by the Commonwealth of Kentucky for the use and benefit of Western Kentucky State College will be financed by funds which are available at Western Kentucky State College and which have been designated by the Board of Regents to be used for this purpose.

The sum of \$9,587.50 was transferred on March 6, 1964 by the College to the appropriate account for the purpose of paying the 5% deposit required under the Agreement. The balance of the purchase price will be paid by the College in accordance with the plan deemed most desirable within the time permitted under the Agreement which is not to exceed thirty months.

Sincerely yours,

Kelly Thompson
President

KT//vbg

MINUTES OF REGULAR QUARTERLY MEETING
BOARD OF REGENTS
WESTERN KENTUCKY STATE COLLEGE
FEBRUARY 26, 1964

The Board of Regents of Western Kentucky State College convened in regular quarterly session at Room 1512 in the Kentucky Hotel in the City of Louisville, Kentucky, on February 26, 1964, at 10:30 a.m., EST, pursuant to KRS 164.340 and notice duly mailed by the Chairman to each member of the Board. The Honorable Harry M. Sparks, Chairman, being absent, the Honorable H. Bemis Lawrence, Vice Chairman, presided; and upon call of the roll, it was ascertained that the following additional members of the Board were present:

Mr. Douglas Keen, Mr. Maxey B. Harlin, Mr. Hugh Poland,
Dr. J. T. Gilbert, and Dr. Gerald Edds

Absent was Dr. Harry M. Sparks.

Also present were Dr. Kelly Thompson, President of the College; Miss Georgia Bates, Secretary of the Board; Mr. Dero Downing, Dean of Business Affairs of the College; and Mr. and Mrs. C. W. Grafton, of the law firm of Grafton, Ferguson & Fleischer, employed by the College in connection with the proposed authorization and issuance of \$800,000 "Housing and Dining System Revenue Bonds of 1963, Series G," and \$1,350,000 "Housing and Dining System Revenue Bonds of 1963, Series H."

It having been determined that a quorum was present for the transaction of business, the Vice Chairman called the meeting to order.

The meeting was opened with a prayer of invocation by Mr. Harlin.

The motion was made by Mr. Harlin that the minutes of the meeting of the Board held on December 7, 1963, be approved without a reading by the secretary inasmuch as each member had previously been furnished a copy. The motion, seconded by Mr. Poland, carried unanimously.

The President of the College suggested to the Vice Chairman of the Board that it was in order for the Board to consider the matter of the proposed Series G and Series F Housing and Dining System Revenue Bonds of the Board; and upon request of the President, Mr. Grafton presented the following summarization for the Board:

The President requested that funds in the Western Kentucky State College Dormitory Buildings Revenue Bond Interest Redemption Fund in the amount of \$4,956.34 be transferred to Account No. 500-16, Building Renovation and Construction Account. The motion seconded by Dr. Gilbert; and upon call of the roll, the vote was as follows:

Aye: Lawrence, Poland, Keen, Edds, Harlin, Gilbert

Nay: None

Two addenda to the Agreement between Western Kentucky State College and the Urban Renewal and Community Development Agency of Bowling Green were presented by the Vice Chairman. In the discussion which followed, it was noted by President Thompson that Addendum No. 1 was executed by Chairman Sparks on January 15, 1964. The motion was made by Mr. Poland that the addenda, as follow, be officially approved:

ADDENDUM TO AGREEMENT

WHEREAS an Agreement for a sales contract has previously been entered into between the Urban Renewal and Community Development Agency of the City of Bowling Green, Kentucky and the Board of Regents of Western Kentucky State College; and

WHEREAS the parties to this Agreement desire to enter into an Addendum to the executed sales contract;

THE PARTIES HEREBY AGREE that the date of the Agreement should be December 7, 1963;

And further that the Board of Regents of Western Kentucky State College agree that they will "not discriminate upon the basis of race, color, or creed, or nation origin in the sale, lease, or rental or in the use or occupancy of the property or any improvements erected or to be erected thereon, or any part thereof."

IN WITNESS WHEREOF the Agency has caused this Agreement to be duly executed in its behalf and its seal to be hereunto affixed and attested; and the Redeveloper has caused its corporate name to be hereunto subscribed by the Chairman of its Board of Regents and its corporate seal to be hereunto affixed and said seal to be attested and this Agreement to be countersigned by the Secretary of its Board of Regents, this 15 day of January, 1964.

(SEAL)
ATTEST:

URBAN RENEWAL AND COMMUNITY
DEVELOPMENT AGENCY OF THE CITY
OF BOWLING GREEN, KENTUCKY
BY: _____

(SEAL)
ATTEST:

BOARD OF REGENTS OF WESTERN
KENTUCKY STATE COLLEGE AT
BOWLING GREEN, KENTUCKY
BY: _____

COUNTERSIGNED:

Secretary, Board of Regents

SECOND ADDENDUM TO AGREEMENT

WHEREAS, an Agreement for a sales contract has previously been entered into between the Urban Renewal and Community Development Agency of the City of Bowling Green, Kentucky, and the Board of Regents of Western Kentucky State College; and

WHEREAS, the parties of this Agreement desire to enter into a Second Addendum to the executed sales contract;

THE PARTIES HEREBY AGREE that the deed shall be made to the Commonwealth of Kentucky for the use and benefit of Western Kentucky State College.

AND FURTHER AGREE that there shall be added to Paragraph 1, (c), Page 5 of the Agreement that, in the event the requirements of KRS 56. 040, cannot be met, then this Agreement shall be ineffective, null and void, as between the parties hereto, and the amount of the deposit shall be returned to the Redeveloper.

IN WITNESS WHEREOF, the Agency has caused this Agreement to be duly executed in its behalf and its seal to be hereunto affixed and attested; and the Redeveloper has caused its corporate name to be hereunto subscribed by the Chairman of its Board of Regents and its corporate seal to be hereunto affixed and said seal to be attested and this Agreement to be countersigned by the Secretary of its Board of Regents, this 26 day of February, 1964.

(SEAL)
ATTEST

URBAN RENEWAL AND COMMUNITY
DEVELOPMENT AGENCY OF THE CITY
OF BOWLING GREEN, KENTUCKY
BY: _____

Chairman

(SEAL)
ATTEST

BOARD OF REGENTS OF WESTERN
KENTUCKY STATE COLLEGE AT
BOWLING GREEN, KENTUCKY
BY: _____

Chairman

COUNTERSIGNED:

Secretary, Board of Regents

The motion was seconded by Dr. Gilbert and carried unanimously.

April 29, 1964

Mr. Billy F. Hunt
Budget Analyst
Department of Finance
Frankfort, Kentucky

Dear Mr. Hunt:

Re: Agreement between Western Kentucky
State College and Urban Renewal and
Community Development Agency of
the City of Bowling Green

This letter is to confirm our phone conference regarding the funds which are available for the purchase of the property as outlined in the agreement between Western Kentucky State College and the Urban Renewal and Community Development Agency of the City of Bowling Green.

As you know, an account has been setup since mid January in the amount of \$9,587.50; with this amount being placed in the account by the College for the purpose of paying the required 5% deposit on the Urban Renewal Project.

Following our recent conference with Commissioner Joyner and Mr. Bradshaw in which they gave President Thompson their approval, we have established an account in our Special Deposit Trust Fund identified as Western Kentucky State College Urban Renewal Obligation. A sufficient amount has been placed in this account to cover the balance of the cost for the purchase of the Urban Renewal Project Property.

I trust that this verification of the availability of proper funds to complete this project is the information which you have requested.

Sincerely yours,

Dero G. Downing
Dean of Business Affairs

DGD:vbg
cc: Dr. Kelly Thompson ✓

Mr. Les Dawson	Mr. Guyles Sutton
Mr. Don Bradshaw	Mr. Harry Largen

Western Kentucky State College

DATE:

SUBJECT:

TO:

President Thompson

FROM:

S.Y.D.

☐ Necessary action

☐ Please telephone

☐ Please reply over your
signature

☒ Please read and advise

☐ For your files

☒ For your information

☐ Please furnish information
for reply

☐ Please note and return

Remarks:

*You won't believe it !
I will deliver the check
to Mr. Churches this
afternoon if you wish.*

S.Y.D.



Commonwealth of Kentucky
Division of Purchases
Department of Finance
Frankfort

May 7, 1964



Mr. Dero Downing
Business Manager
Western Kentucky State College
Bowling Green, Kentucky

Subject: Purchase of land known as the "Jonesville Project"
from the Urban Renewal and Community Development
Agency of Bowling Green

Dear Mr. Downing:

Attached are the following documents pertinent to purchase
of the land identified above:

1. State Treasurer's Check #602726 for \$9,587.50
payable to the Agency.
2. Your copy of Warrant #X70274.
3. One executed copy of the agreement between
the Commonwealth and the Agency, for your files.

The enclosed check represents the initial deposit toward
purchase of the property required by the terms of the agreement.
In the event that statutory requirements for completion of the
purchase cannot be met, it is understood that, by provision of
the second addendum to the agreement, the deposit will be
refunded to the Commonwealth.

Mr. Dero Downing

Page 2

May 7, 1964

Please let us know if we can offer additional assistance
in this project.

Very truly yours,

Guyles E. Sutton
Guyles E. Sutton
Property Utilization Officer

GES:mlh

Attachments

May 8, 1964

Mr. Guyles E. Sutton
Property Utilization Officer
Division of Purchases
Department of Finance
Frankfort, Kentucky

Dear Mr. Sutton:

Your letter of May 7 and the accompanying check for the deposit on the purchase of the Urban Renewal Property have been received with appreciation.

It is particularly gratifying to know that the Commissioners Order authorizing this purchase covers the remaining steps which are to be taken in finalizing this transaction. I feel certain that it is now in such fine shape that we will not experience the delays and other problems which arose in bringing it to this point.

We are grateful for the help which you and others who have worked on this project have given and for the interest which you continue to take in Western Kentucky State College.

Sincerely yours,

Dero G. Downing
Dean of Business Affairs

DGD:vbg

cc: Dr. Kelly Thompson, President ✓
Mr. Billy Hunt
Mr. Hunter Whitesell
Mr. Donald Bradshaw

May 8, 1964

Mr. Charles Cherches
Executive Director
Urban Renewal and Community
Development Agency
Bowling Green, Kentucky

Dear Mr. Cherches:

I came to the Urban Renewal Office at a time when you were away from the City, therefore, I am writing this letter to confirm the fact that the check in the amount of \$9,587.50 representing the 5% deposit on the purchase of the "Jonesville Project Property" has been delivered to Mr. Archie Daniel.

Please advise us regarding the status of this project particularly the latest report from the Atlanta Office.

Sincerely yours,

Dero G. Downing
Dean of Business Affairs

DGD:vbg

cc: Dr. Kelly Thompson, President ✓
Mr. Norman Lewis

18
4R

WESTERN KENTUCKY STATE COLLEGE
BOWLING GREEN, KENTUCKY

BUSINESS OFFICE


May 13, 1964

MEMORANDUM TO: Dr. Kelly Thompson, President

This is to report on my phone conversation with Mr. Charles Cherches:

1. He acknowledged the receipt of the check for the deposit on the purchase of the Urban Renewal Property.
2. He reported that the project had received complete approval in Atlanta and had been submitted to Washington to go through routine channels. He also stated that everything was in readiness for a rapid land acquisition program.
3. He had received a letter that an additional \$1,000 would be needed from the city to finance the project. He had received oral approval for the funds from Mayor Topmiller and had been instructed to hold the request for the present time. Mr. Cherches agreed to send us a copy of the letter regarding the additional funds.

Respectfully yours,



Dero G. Downing
Dean of Business Affairs

DGD:vbg

WESTERN KENTUCKY STATE COLLEGE
BOWLING GREEN, KENTUCKY

4R 19
COPY

June 12, 1964

Mr. Charles Cherches
Executive Director
Urban Renewal and Community
Development Agency
Bowling Green, Kentucky

Dear Mr. Cherches:

Following our discussion of Monday, June 8, I conferred with Mr. Guyles Sutton, Property Utilization Officer, Department of Finance, Frankfort, Kentucky.

He has confirmed the fact that the Commonwealth of Kentucky is required by law to secure certain conveyance documents in making a land purchase.

1. Abstract of Title.
2. Plat drawn by a qualified surveyor within three months of date of deed.
3. Copy of proposed deed.

Mr. Sutton referred us to K. R. S. 56.040 and K. R. S. 42.072 in explaining that the State of Kentucky (or an Agency of the State) could not expend funds for the purpose of securing these documents. Other than the purchase price which has been established by contract, Western Kentucky State College cannot expend funds for the purchase of this or other property.

Your continued cooperation in bringing this project to a satisfactory close is appreciated by all of us. Please feel free to call upon me or others at Western when we can be of service.

Sincerely,

Dero G. Downing
Dean of Business Affairs

DGD:mhj

cc: President Thompson
Mr. Guyles Sutton
Mr. Harry Largen

4 12 20

WESTERN KENTUCKY STATE COLLEGE
BOWLING GREEN, KENTUCKY

BUSINESS OFFICE

September 23, 1964

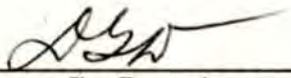
Memorandum To: President Thompson

This is to report briefly upon the phone discussion which I have just had with Mr. Charlie Cherches.

He expressed the hope that the College could make immediate payment of \$4,276.00 as outlined in his letter of September 15. The payment cannot be delayed until the consummation of the purchase, but must be made as soon as we can get it worked out. I told Mr. Cherches that we would commence work on acquiring the necessary authorization to expend this additional sum, but payment should not be expected at once. I assured him that you had confirmed the commitment for the College to pay this balance and as soon as arrangements could be made for payment, the check would be sent.

As you know, the contract calls for total payment of \$191,750.00 with a deposit payment in the amount of \$9,587.50 delivered to the Urban Renewal Commission by Western Kentucky State College in early May. It is difficult to anticipate what problems may arise, if any, in our efforts to change the cost of this project. We will commence work on it as discreetly as possible.

Mr. Cherches explained that the Atlanta office had required a third appraisal to be made of the Jonesville Project which had recently been completed. The third appraisal was "alarmingly high" therefore a team of appraisers will be sent to Bowling Green on October 7 to evaluate the three appraisals which have been made.



Dero G. Downing
Dean of Business Affairs

DGD:mhj

✓
u R 21

WESTERN KENTUCKY STATE COLLEGE
BOWLING GREEN, KENTUCKY


BUSINESS OFFICE

September 28, 1964

Memorandum To: President Thompson

Since our discussion regarding the letter from Mr. Charles Cherches and the additional payment of \$4,276.00 which Western is to make to the Urban Renewal and Community Development Agency; Mr. Largen and I have discussed the matter at great length. I have also talked to Mr. Cherches on two occasions and we are all in agreement that in order to make this additional payment, an addendum to the original contract agreement will have to be made.

We are proceeding with the drafting of a tentative addendum which will be studied for possible use in this matter.



Dero G. Downing
Dean of Business Affairs

DGD:mhj

cc: Mr. Harry Largen

622
October 13, 1964

Mr. Norman Lewis, Chairman
Urban Renewal and Community
Development Agency
Bowling Green, Kentucky

Dear Mr. Lewis:

Following up the discussion which occurred in my office on October 13, with you and Mr. Charles Cherches, Executive Director of the Urban Renewal and Community Development Agency, at which there was also present Mr. Dero Downing, Dean of Business Affairs of this College, I am making the following statement in order that there can be no doubt about the investment of funds planned for the construction of a highway across the property to be acquired through the Jonesville Project Ky. R-31:

I hereby certify that an amount of money not less than \$25,000.00 will be spent on highway construction across this property. We propose to follow the recommendations of the Urban Renewal plan as shown in the drawing by Daniel & Tippet Engineers, dated November 5, 1963, under the general heading of Jonesville Urban Renewal Project U. R. Ky. R-31. A copy of this plan is enclosed.

I would like to further state that it is my honest opinion that at least two times the amount above will be expended in the creation of this thoroughfare facility. I would like to further state that, at the present time, it appears that we will have the full cooperation of the Kentucky State Department of Highways; but regardless of the amount of help coming from them, this is to unequivocally state that a minimum of \$25,000.00 of non-federal funds will be invested in this project. We hope that this project will move to completion rapidly enough for us to start this highway not later than July of 1965.

Sincerely yours,

Kelly Thompson
President

cc: Mr. Charles Cherches
Mr. Dero Downing

Encl.

Mr. Norman Lewis, Chairman
Urban Renewal and Community Development Agency
Bowling Green, Kentucky

Dear Mr. Lewis:

I was advised Saturday, October 24, by Mr. Charles Cherches of authorization from Mr. E. Bruce Wedge to proceed with the acquisition of forty-four (44) parcels of real estate in Project No. Ky. R-31, Jonesville Urban Renewal area.

I was highly pleased to receive this information about the forty-four parcels but was utterly dismayed at the fact that thirteen key parcels immediately adjoining the Western campus were held up for future approval. I am writing this letter to ask you and the members of your Commission to immediately implore the Housing and Home Finance Agency to change this decision and allow immediate negotiation for the thirteen parcels mentioned.

I am meeting with the Western Board of Regents on Friday, October 30, at which time we will institute specifications for a master plan for the development of this area. In order that this master plan be started immediately, it is of the greatest importance to have title to an area large enough for the building of a combination dormitory-football stadium and a right-of-way through this property for the immediate construction of a new traffic thoroughfare. With these thirteen parcels held up, we are confronted by a road block which makes it virtually impossible for us to proceed at this time.

As you know, our enrollment increase has been one of the most spectacular in the nation; and unless we can move on the development of this area compatibly with the area across the Russellville Road, our entire planning and developing for the next two years will be in jeopardy.

Our experience with the Housing and Home Finance Agency has been such that I believe that when proper explanation is made as to the urgency of this matter, Atlanta officials will give every consideration to immediate action regarding the elimination of this roadblock.

I would like to reiterate to you that I consider this to be of the greatest importance and that we hope that sections of this Urban Renewal area can be made available to the College as rapidly as possible so that we can move swiftly

Mr. Norman Lewis

- 2 -

October 26, 1964

to both alleviate our present crowded conditions and to plan and construct for the immediate future.

Assuring you and the Housing and Home Finance Agency of our appreciation for immediate consideration of this request, and with deep appreciation for what has been done, I am

Sincerely yours,

Kelly Thompson
President

KT/gb

cc: Mr. Charles Cherches
Dean Dero Downing

2 R 28
120 Washington Street
Bowling Green Kentucky
October 29, 1964

To Mr. Kelly Thompson
President.

Dear Mr. Thompson, you ask me after the last meeting we held at the County Court house to inform you if at anytime the Urban Renewal made any offers that would hurt anyone in the Jonesville Area.

Mr. Thompson the Commission has made an offer that will not only hurt one person, but the whole City both races. The life of any community is made better by the Churches in that community, and when you destroy a Church you destroy one of the holding forces of the community.

I have on my desk a letter from the Urban Renewal in which, they have offered us, \$21,750.00 for our Church. Mr. Thompson, We could not build a foundation for a Church, with the Building codes and other requirements for this amount of Money. We put a new top on our Church about six years ago, and the top alone the way the law made us do it cost almost as much as they are offering for our Church. Because of this small sum they have offered, we must continue our opposition to the program as it deals with our Church.

I am writing this letter to you to let you know, that we are not opposing the program as related to Western State College. We have been oppose to Urban Renewal all along, but we said when the City made it a law we would honor it. And we will, but we cannot honor this law when it is as unfair as to offer such small sum for a whole Church.

Yours In Christ

Rev. J.H. Taylor

J. H. Taylor

4R 25

WESTERN KENTUCKY STATE COLLEGE
BOWLING GREEN, KENTUCKY

BUSINESS OFFICE

November 4, 1964

MEMORANDUM TO: Dr. Kelly Thompson, President

In order to provide a record to which we may wish to refer at a later date, I am outlining a brief summary of the conference held with the Atlanta Office of Urban Renewal on Monday, November 2.


1. Mr. Owen Lawson and I accompanied Mr. Charles Cherches and Mr. Norman Lewis to Atlanta for the purpose of appealing the decision that had been made to withhold certain parcels of land from the Jonesville Urban Renewal Project.
2. After considerable discussion, representatives from the Regional Office agreed that it would be detrimental to the College to delay the purchase of properties adjacent to the Academic-Athletic Building. Confronted with the budgetary problem of insufficient surplus monies to commence land acquisition, the decision was reached to temporarily withhold the area south of Highway #68 from the project. It was emphasized that this was to be a temporary measure for the purpose of insuring that necessary steps would be taken which would permit a revision of the budget.
3. After consultation with representatives from various sections of the Regional Office, it is agreed that the following steps would be taken:
 - a. A resolution from the City of Bowling Green approving the ammendment to the Loan Agreement Contract to the effect that Western Kentucky State College would construct or cause to be constructed a street within the Jonesville Project requiring an expenditure of at least \$25,000.
 - b. A resolution from the Urban Renewal and Community Development Agency of the City of Bowling Green agreeing to withhold purchase of the land best designated by the "shopping center end of the project" until such time that the budget has been ammended to include additional funds.

c. An agreement between Western Kentucky State College and the Urban Renewal and Community Development Agency of the City of Bowling Green in which the College would be committed to construct or cause to be constructed the thoroughfare referred to previously. In this agreement, the Urban Renewal and Community Development Agency of the City of Bowling Green would agree to acquire land in an expeditious manner and to include all of the properties in the Jonesville Project.

d. A letter from the Urban Renewal and Community Development Agency of the City of Bowling Green to the Regional Office asking the official release of the properties previously withheld, concurrence in prices, and the authority to commence land acquisition.

4. The officials in the Regional Office were most cooperative and helpful, indicating that they wish to work with us in seeking the most desirable solution to this problem. Particular note should be made of the personal interest and excellent assistance received from Mr. John Edmonds, Mr. Bill Turner, Mr. Turner Biggers, and Mr. Alex Milne.

Respectfully yours,


Dero G. Downing
Dean of Business Affairs

DGD:vbg

W. J. W. 26

November 4, 1964

Mr. Turner Biggers
Site Representative
Urban Renewal Administration
Regional Office of the Housing and
Home Finance Agency
Peachtree Seventh Building
Atlanta, Georgia 30323

Dear Mr. Biggers:

Please accept my personal thanks and the appreciation of Western Kentucky State College for the time and attention which you gave to Dean Downing, Mr. Lawson, Mr. Cherches, and Mr. Lewis during their visit to Atlanta last Monday, November 2.

We look forward to having your continued support in helping us bring this important project to a successful conclusion.

Sincerely yours,

Kelly Thompson
President

KT//vbg

November 4, 1964

Mr. Bill Turner
Field Representative Supervisor
Office of the Area Coordinator
Urban Renewal Administration
Regional Office of the Housing and
Home Finance Agency
Peachtree Seventh Building
Atlanta, Georgia 30323

Dear Mr. Turner:

Your interest and support were evidenced in the report which Dean Downing and Mr. Lawson gave to me regarding their trip to Atlanta last Monday, November 2.

Please accept my personal thanks and the appreciation of Western Kentucky State College for helping us complete the Jonesville Urban Renewal Project. I am sure you are aware of how important the immediate acquisition of this land is to the future development of Western.

Dean Downing told me of your plans to be in Bowling Green later this winter, and I hope to have the opportunity of seeing you at that time.

Sincerely yours,

Kelly Thompson
President

KT//vbg

November 4, 1964

Mr. Alex Milne
Area Coordination
Urban Renewal Administration
Regional Office of the Housing and
Home Finance Agency
Peachtree Seventh Building
Atlanta, Georgia 30323

Dear Mr. Milne:

Dean Downing and Mr. Lawson have told me of the many ways in which you demonstrated your interest and support toward working out the problems related to the Jonesville Urban Renewal Project. Please accept my personal thanks and the appreciation of Western Kentucky State College.

We look forward to moving ahead with the acquisition of this property, and we solicit your continued assistance in bringing it into reality.

We would be pleased to have you favor us with a visit to the Western Campus and invite you to call upon us if we can be of service at any time.

Sincerely yours,

Kelly Thompson
President

KT//vbg

November 4, 1964

Mr. John Edmonds
Legal Section
Urban Renewal Administration
Regional Office of the Housing and
Home Finance Agency
Peachtree Seventh Building
Atlanta, Georgia 30323

Dear John:

Dean Downing and Mr. Lawson have reported on their trip to Atlanta on Monday, November 2, and told me of the wonderful help which you gave them.

I want you to know of my personal gratitude and of Western's appreciation for your interest and support. As you know, we are at a critical point in the development of a master plan for Western Kentucky State College, and the immediate acquisition of the Jonesville Urban Renewal Project is a vital step for us.

We seek your continued assistance in this important matter, and I hope you will inform me of anything which arises that might cause a delay in the achievement of our goal to acquire this property.

When you are in Kentucky, we would be pleased to have you visit the Campus, and I hope you will call upon me for any service which I can render in behalf of you or your family at anytime in the future.

Sincerely yours,

Kelly Thompson
President

KT//vbg

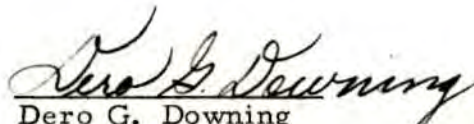
WESTERN KENTUCKY STATE COLLEGE
BOWLING GREEN, KENTUCKY

BUSINESS OFFICE

November 6, 1964

Memorandum To: President Thompson

A copy of Mr. Cherches' letter dated November 5 is attached for your information and a signed copy of the Agreement discussed with you on November 4 is sent for your files.


Dero G. Downing
Dean of Business Affairs

DGD:mhj

attchd.

URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY

CITY HALL

BOWLING GREEN, KY. 42101

PHONE 842-0159

CHARLES CHERCHES
Executive Director

ARCH DANIEL
Project Manager

November 5, 1964

Dero Downing
Business Office
Western Kentucky State College
Bowling Green, Kentucky

Dear Mr. Downing:

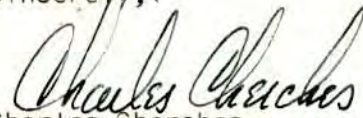
Enclosed are two signed copies of the Agreement for the participation by the college in the Jonesville Project.

All requested documents have been submitted to the Regional Office. We expect to begin purchases immediately upon receipt of their letter of release.

We now have ten residential properties ready for closing as soon as we are allowed to proceed.

Thank you for your cooperation and assistance.

Sincerely,



Charles Cherches
Executive Director

CC/fb

Enclosure

URBAN RENEWAL COMMISSIONERS:

NORMAN LEWIS
Chairman

E. T. BUFORD
Vice-Chairman

MRS. RUTH ALLENDER

B. L. STEEN

HAROLD KOON

AGREEMENT

WHEREAS, the Bowling Green Urban Renewal and Community Development Agency has heretofore entered into a Cooperative Agreement with the City of Bowling Green concerning the Jonesville Urban Renewal Project Ky. R-31, and

WHEREAS, the Western Kentucky State College is interested in said cooperative agreement and it desires to purchase land in said project area, and

WHEREAS, the parties desire to and intend to leave such agreement in full force and effect, and

WHEREAS, it appears that there may be insufficient funds for purchase of the property in said project, and

WHEREAS, it is desired to add more non-federal funds to obtain grants in aid, and

WHEREAS, it is desirable to add to the plan a highway across the property to be acquired as shown in the approved plan,

NOW THEREFORE, Western Kentucky State College does hereby agree in consideration for the Bowling Green Urban Renewal and Community Development Agency to add to the Jonesville Urban Renewal Project Ky. R-31 the construction of a highway across the property in the reserved right of way indicated in the Urban Renewal Plan, that the College will be responsible for the construction of such highway across this property and further that,

although it appears that such highway will be constructed by the Kentucky State Department of Highways, regardless of the amount of their contribution there will be a minimum of \$25,000.00 of non-federal funds invested in the construction of said highway.

IN TESTIMONY WHEREOF, witness the signature of the parties hereto this the 4th day of November, 1964.

WESTERN KENTUCKY STATE COLLEGE

BY Keely Thompson
President

URBAN RENEWAL AND COMMUNITY
DEVELOPMENT AGENCY OF THE CITY
OF BOWLING GREEN

BY Norman Lewis
Chairman

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WESTERN KENTUCKY STATE COLLEGE
BOWLING GREEN, KENTUCKY

BUSINESS OFFICE

December 1, 1964


MEMORANDUM TO: Dr. Kelly Thompson, President

This is to report on a phone discussion which I have just had with Mr. Charlie Cherches in which I made inquiry as to the progress being made on land acquisition in the Jonesville Urban Renewal Project.

The following information was provided by Mr. Cherches:

- (1) Twelve parcels of land have been purchased and four more are ready to close the deal as soon as title is cleared.
- (2) Efforts to obtain the three pieces which protrude into the A. A. Parking area are being met with disappointment. One lot may be procured if title can be secured but the other two are going to be problems.
- (3) In addition to the problems which were recognized in Rev. Taylor and Mr. Blewett, it appears that Virgil Bailey and the Edson family are key figures in acquiring a large portion of the area.
- (4) Mr. Cherches asked to be advised of any association which the College had with any land owner in Jonesville which might be used to an advantage in bringing about the purchases more quickly.

Respectfully yours,


Dero G. Downing
Dean of Business Affairs

DGD:vbg

December 21, 1964

Mr. Charles Cherches
Executive Director
Urban Renewal and Community
Development Agency
City Hall
Bowling Green, Kentucky

Dear Charlie:

President Thompson has received your letter of December 15 and has asked that I express his regrets that an earlier commitment will prevent him from being present at the annual dinner meeting of the Urban Renewal Commission on January 13.

It will be a pleasure for me to comply with President Thompson's request to represent him on this occasion, and I look forward to being present.

Sincerely yours,

Dero G. Downing
Dean of Business Affairs

DGD:vbg

Blind cc: Dr. Kelly Thompson ✓

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WESTERN KENTUCKY STATE COLLEGE
BOWLING GREEN, KENTUCKY

BUSINESS OFFICE

December 14, 1964

MEMORANDUM TO: Dr. Kelly Thompson, President

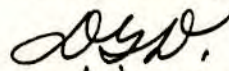
This is to report to you on my phone discussion with Mr. Charlie Cherches of this morning.

Mr. Cherches states that of the sixty-six (66) parcels of land in the Jonesville Urban Renewal Project, fifteen (15) parcels have been purchased with options taken on twelve (12) additional pieces. One house has been razed and two more will be torn down as soon as possible.

He has indicated that a hard core of resistance had been met and that they were rapidly approaching the point where the remaining acquisitions would have to come through a special negotiator and possibly court action.

He has promised to keep us advised of the progress which they are making.

Respectfully yours,



Dero G. Downing
Dean of Business Affairs

DGD:vbg